

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Partial Release of Code Enforcement Lien, Case # 08-145-CEB, – Consulting Group, LLC, Trustee (previous owner) and Bank of New York (current owner)

DEPARTMENT: Planning and Development **DIVISION:** Planning

AUTHORIZED BY: Alison Stettner

CONTACT: Carolyn Jane Spencer

EXT: 7403

MOTION/RECOMMENDATION:

Approve the Partial Release of Code Enforcement lien in the amount of \$89,000.00, Case # 08-145-CEB on the property located at 2013 Vanderbilt Point, Longwood - Consulting Group, LLC, Trustee (previous owner) and Bank of New York (current owner), and authorize the Chairman to execute the Partial Release of Lien.

District 5 Brenda Carey

Tina Williamson

BACKGROUND:

This application is brought forward at the request of the applicant for a release of a lien that was foreclosed and extinguished by operation of law as to a particular parcel. The Order imposing lien remains in effect as to the Violator's other real or personal property pursuant to the terms of the form of Order. While there is no legal effect of the extinguished lien, applicants are requesting a release (or satisfaction) to appease the title company's interest in clear title.

In response to a complaint, on June 30, 2008, the Code Enforcement Officer observed the following violations located at 2013 Vanderbilt Point, Longwood: The accumulation of trash and debris, uncultivated vegetation in excess of 24" in height and located within 75' from any structure and stagnant or foul water in a swimming pool in violation of Seminole County Code Section 95.4, as defined in Section 95.3 (g), (h) and (n).

The timeline on these violations is below:

DATE	ACTION	RESULT
* May 31, 2007	<i>Lis Pendens filed in the name of the previous owner, Magdalene Williams</i>	<i>The Bank of New York's Notice of Lis Pendens recorded.</i>
* October 9, 2007	<i>Magdalene Williams transferred ownership of this property to Consulting Group, LLC, Trustee</i>	
* November 16, 2007	<i>Summary Final Judgment of Foreclosure</i>	<i>Bank of New York's final judgment recorded.</i>
August 22, 2008	Case opened by County in the name of the owner of record, Consulting Group, LLC, Trustee	
September 25, 2008	Code Board Hearing – Findings of Fact, Conclusions of Law and Order	Order entered by Code Enforcement Board giving a compliance date of October 13, 2008 with a fine of \$250.00 per day if violations are not corrected by

		compliance date.
October 15, 2008	Affidavit of Non-Compliance filed by the Code Enforcement Officer after reinspection on October 14, 2008	Violations remain.
December 4, 2008	Code Board Hearing – Order Finding Non-Compliance and Imposing Fine/Lien	Order entered by the Code Enforcement Board imposing a lien of \$13,000.00 with fine continuing to accrue at \$250.00 per day until compliance is obtained. This Order was recorded on December 15, 2008.
* December 23, 2008	Quit-Claim deed recorded	Quit-Claim deed transferred ownership of property from Consulting Group, LLC to Magdalene Williams
August 5, 2009	Property is in compliance as of August 5, 2009. Affidavit of Compliance was filed by Code Enforcement Officer on October 20, 2009 with invoices attached that proved the property was in compliance as of August 5, 2009.	Violations corrected. Lien totals \$89,000.00 for 356 days of non-compliance.
August 12, 2009	Certificate of Title	Property was in compliance at the time the Certificate of Title was recorded. Judgment of Foreclosure extinguished the accruing lien from the date of the Order imposing the lien until the Certificate of Title as to this parcel.

* Not part of original file

STAFF RECOMMENDATION:

Staff recommends that the Board approve the partial release of the lien in the amount of \$89,000.00 for the property located at 2013 Vanderbilt Point, Longwood, and authorize the Chairman to execute the Partial Release of Lien

ATTACHMENTS:

1. Case history documents
2. Foreclosure documents
3. Property Appraiser Data
4. Partial Release of Lien

Additionally Reviewed By:

☒ County Attorney Review (Kathleen Furey-Tran)

CEB NO. 08-145-CEB

Pursuant to Florida State Statute Chapter 162, and Chapter 53 Seminole County Code, the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the Codes or Ordinances of Seminole County, as more particularly described herein, and hereby requests a public hearing before the Board.

CONNIE R. DEVASTO
Comm# DD0805710
Expires 8/17/2012
Florida Notary Assn., Inc

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

SEMINOLE COUNTY, a political subdivision
of the State of Florida,

CASE NO – 08-145-CEB

Petitioner,

vs.

**CONSULTING GROUP LLC TRUSTEE
PARCEL I.D. # 35-20-29-5GZ-0000-0800**

Respondents.

COPY

NOTICE OF HEARING

**To: CONSULTING GROUP LLC TRUSTEE
P O BOX 521052
LONGWOOD, FL 32752**

**KIMBERLEE FRANK, REG AGENT
507 EAST STREET
LONGWOOD, FL 32779**

NOTICE is hereby given that the Code Enforcement Board of Seminole County, Florida, intends to hold a public hearing at **1:30 PM**, or as soon thereafter as possible, at its regular meeting on **THURSDAY, the 25th day of September 2008**, at the Seminole County Services Building, BCC Chambers, 1101 East First Street, Sanford, Florida, to consider whether a violation of the Codes or Ordinances of Seminole County exists on the above-named party's property. Specifically:

- 1) UNCULTIVATED VEGETATION IN EXCESS OF 24" IN HEIGHT
AND LOCATED WITHIN 75' FROM ANY STRUCTURE**
- 2) THE ACCUMULATION OF TRASH AND DEBRIS**
- 3) STAGNANT OR FOUL WATER IN A SWIMMING OR WADING POOL**

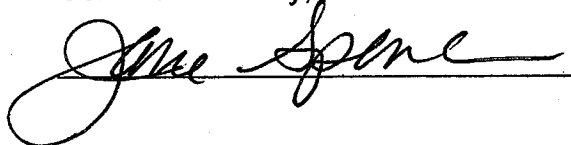
FOR ADDITIONAL INFORMATION REGARDING THIS NOTICE, PLEASE CONTACT THE PLANNING/CODE ENFORCEMENT BOARD OFFICE AT (407) 665-7403.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE EMPLOYEE RELATIONS DEPARTMENT ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 665-7941.

PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISIONS MADE AT THESE MEETINGS/HEARINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED, PER SECTION 285.0105.

DATED this 22nd day of August 2008.

Jane Spencer
Clerk to the Code Enforcement Board
Seminole County, Florida



MR. ANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 07071 Pgs 0671 - 672; (2pgs)
CLERK'S # 2008110970
RECORDED 09/30/2008 02:12:17 PM
RECORDING FEES 18.50
RECORDED BY G Harford

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

SEMINOLE COUNTY, a political
Subdivision of the State of Florida,

CASE NO. 08-145-CEB

Petitioner,
vs.

**CONSULTING GROUP, LLC, TRUSTEE
PARCEL I.D. NO. - 35-20-29-5GZ-0000-0800**

Respondent.

CERTIFIED COPY
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FL
BY: *[Signature]*
DATE: *9/29/08*

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 08-145-CEB it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 35-20-29-5GZ-0000-0800) located at 2013 Vanderbilt Point, Longwood, located in Seminole County and legally described as follows:

LEG LOT 80 THE ESTATES AT SPRINGS LANDING
PB 29 PGS 74 & 75

- (b) in possession or control of the property,
(c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (n), and
(d) was in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)

It is hereby ordered that the Respondent shall correct Violations (g) and (n) on or before October 13, 2008. In order to correct the violations, the Respondent shall take the following remedial action:

- 1) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS
- 2) REMOVE THE STAGNANT OR FOUL WATER WITHIN A SWIMMING OR WADING POOL

It is hereby ordered that the Respondent is in compliance at this time for Violation (h). In order to remain in compliance, the Respondent shall:

RETURN TO SANDY MCCANN

**1) KEEP THE UNCULTIVATED VEGETATION IN EXCESS OF 24" IN
HEIGHT AND LOCATED WITHIN 75' FROM ANY STRUCTURE
REMOVED**

If the Respondent does not comply with the Order, a fine of \$250.00 per day will be imposed for each day the violations continue or are repeated after compliance past October 13, 2008.

The Respondent is further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.

This Order shall be recorded in the official land records of Seminole County.

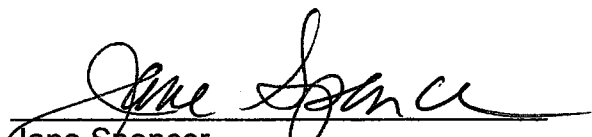
DONE AND ORDERED this 25th day of September 2008, in Seminole County, Florida.

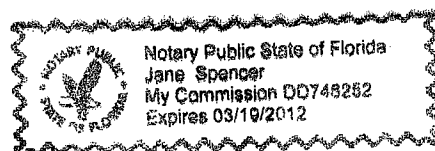
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA


TOM HAGOOD, CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 25th day of September 2008, by Tom Hagood, who is personally known to me.


Jane Spencer
Notary Public to and for the
County and State aforementioned.
My Commission Expires



CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of
Florida,

CASE NO: 08-145-CEB

CERTIFIED COPY
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FL

Petitioner,

vs.

CONSULTING GROUP, LLC, TRUSTEE
PARCEL ID # 35-20-29-5GZ-0000-0800

Respondent.

BY: *[Signature]*
DATE: *10/22/08*

AFFIDAVIT OF NON-COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared **Deborah Leigh, Senior Code Enforcement Officer, Seminole County Sheriff's Office**, who after being duly sworn, deposes and says:

1. That on **September 25, 2008**, the Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **October 13, 2008**.
3. That a reinspection was performed on **October 14, 2008**.
4. That the re-inspection revealed that the corrective action ordered by the Board has not been taken in that **the trash and debris remain on the site and the stagnant/foul water remains in the swimming pool**.

FURTHER AFFIANT SAYETH NOT.

DATED this 15th day of October 2008.

[Signature: Deborah Leigh]
Deborah Leigh, Senior Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 15th day of October 2008, by **Deborah Leigh**, who is personally known to me and who did take an oath.

[Signature: Notary Public]
Notary Public in and for the County
and State Aforementioned
My commission expires:

AFFNON.COM



MARYANNE MORSE, CLERK OF CIRCUIT COURT SEMINOLE COUNTY, CFN 200812-001 BK 07067 Pg 1689; (1pg) RECD 11/04/2008 02:56:07 PM
REC FEES 10.00, RECD BY G Hatford

RETURN TO SANDY MCCANN

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

MARYHILL MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 07105 Pgs 1367 - 1368; (2pgs)
CLERK'S # 2008137858
RECORDED 12/15/2008 04:16:29 PM
RECORDING FEES 18.50
RECORDED BY G Harford

SEMINOLE COUNTY, a political
Subdivision of the State of Florida,

Petitioner,

vs.

CONSULTING GROUP, LLC, TRUSTEE
PARCEL I.D. NO - 35-20-29-5GZ-0000-0800

Respondent.

CASE NO. 08-145-CEB
CERTIFIED COPY
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FL
BY: *[Signature]*
DATE: 12/11/08

ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN

The Respondent is the owner of record of the property (Tax Parcel I.D. # 35-20-29-5GZ-0000-0800) located at 2013 Vanderbilt Pt, Longwood, located in Seminole County and legally described as follows:

**LEG LOT 80 THE ESTATES AT SPRINGS LANDING
PB 29 PGS 74 & 75**

This case came on for public hearing before the Code Enforcement Board of Seminole County on September 25, 2008, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondent in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (n).

Said Order stated that a fine in the amount of \$250.00 per day would be imposed if the Respondent did not take certain corrective action by October 13, 2008.

An Affidavit of Non-Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had not been obtained after reinspection on October 14, 2008.

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated September 25, 2008, the Board orders that a lien in the amount of **\$13,000.00** for 52 days of non-compliance at \$250.00 per day, from October 14, 2008 through and including December 4, 2008, be imposed; and the fine

RETURN TO SANDY MCCANN

shall continue to accrue at **\$250.00** per day for each day the violations continue or are repeated past December 4, 2008.

The Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violations exist and upon any other real or personal property owned by the Respondent.

DONE AND ORDERED this 4th day December, 2008, in Seminole County, Florida.

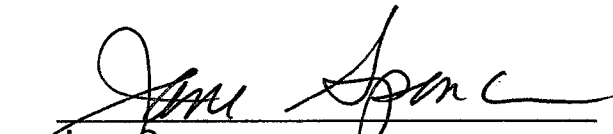
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA



TOM HAGOOD, CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 4th day of December, 2008, by Tom Hagood, who is personally known to me.



Jane Spencer
Notary Public to and for the
County and State aforementioned.
My Commission Expires



CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of Florida

Case No. 08-145-CEB

Petitioner,
vs.

CONSULTING GROUP, LLC, TRUSTEE, (previous owner)
GIBRALTAR REAL EST & INV INC &
EAGAL PROP ACQUISITIONS INC (new owner)
Parcel ID #: 35-20-29-5GZ-0000-0800

Respondent.
_____ /

AFFIDAVIT OF COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared **Deborah Leigh**, Senior Code Enforcement Officer, Seminole County Sheriff's Office, who, after being duly sworn, deposes and says:

1. That on **September 25, 2008**, the Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **October 13, 2008**.
3. That evidence provided proves the property was in compliance on **August 5, 2009**. (invoices attached)

FURTHER AFFIANT SAYETH NOT.

DATED this 20th day of October 2009

Deborah Leigh
Deborah Leigh, Senior Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 20th day of October 2009, by **Deborah Leigh**, who is personally known to me and who did take an oath.

Pamela Taylor
Notary Public in and for the County
and State Aforementioned
My commission expires

2009CE003619
CMPLAFF.CEB



SEI Customs, Inc.6160 Edgewater Drive Suite H
Orlando, FL 32810**Invoice**

Date	Invoice #
8/5/2009	11

Bill To
Gibraltar Real Estate

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			8/5/2009			
Quantity	Item Code	Description			Price Each	Amount
1	26 Landscapin...	26 Landscaping - Clean up complete home site- remove all debris including fallen trees. Trim all shrubby - pressure wash pool deck - mow lawn			1,800.00	1,800.00
						</

COPY

L-3149790

OCBC SOLID WASTE
ATTN: TARA
5901 YOUNG PINE RD
ORLANDO, FL 32829-1428
407-836-6600

Merchant ID: 800021280
Term ID: 00319000000021280002

Sale

Inbound
SITE: LANDFILL
TICKET NO: 436199

SCALE: 2
OPER: RCruz

ORIGINAL

Time In: 08/08/09 14:43
Time Out: 08/08/09 15:05

*****1013
MASTERCARD

Entry Method: Swiped

Total: \$ 73.95

-038-1000-4310 MSL
-038-1000-4310 MSL

DRIVER:

GROSS: 9.19 TONS
TARE: 6.64 TONS
NET: 2.55 TONS

10,380 LBS.
13,280 LBS.
3,100 LBS.

08/08/09
Inv #: 0000094
Apprvd: Online

Appr Code: 020215

Customer Copy

THANK YOU!

QUANTITY RATE/ITEM RATE/TON NET CHARGE
Yardwaste 2.55 \$0.00 \$29.00 \$73.95

SUB TOTAL DUE: \$73.95
TAX DUE: \$0.00
TOTAL DUE: \$73.95

AMT. DEPOSIT: \$0.00
AMT. TENDERED: \$73.95
AMT. RETURNED: \$0.00

CHECK #
Comments: Jason & sellers mc 1013

Comments:
DRIVER SIGNATURE: _____

✓ An Ode Bils / Lm6w000

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 06711 Fgs 1152 - 1153; (2pgs)
CLERK'S # 2007080503
RECORDED 05/31/2007 04:06:02 PM
RECORDING FEES 0.00
RECORDED BY G Harford

This space is for recording purposes only

IN THE CIRCUIT COURT OF THE 18TH JUDICIAL
CIRCUIT, IN AND FOR SEMINOLE COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION
CASE NO: 07-CA-1494-14G

THE BANK OF NEW YORK TRUST
COMPANY, N.A. AS SUCCESSOR TO
JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

PLAINTIFF

VS.

MAGDALENE WILLIAMS; UNKNOWN
SPOUSE OF MAGDALENE WILLIAMS, IF
ANY; ANY AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH, UNDER, AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S) WHO ARE
NOT KNOWN TO BE DEAD OR ALIVE.
WHETHER SAID UNKNOWN PARTIES MAY
CLAIM AN INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES OR OTHER
CLAIMANTS; THE ESTATES AT SPRINGS
LANDING HOMEOWNERS ASSOCIATION,
INC; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC; JOHN DOE
AND JANE DOE AS UNKNOWN TENANTS
IN POSSESSION

DEFENDANT(S)

FILED IN
EAST BRANCH OF FLA.
CLERK OF CIRCUIT COURT
SEMINOLE CO. FLA.
07 MAY 03 PM 2:44
BY

NOTICE OF LIS PENDENS

1. TO: The above named Defendants, AND ALL OTHERS WHOM IT MAY CONCERN:
2. YOU ARE NOTIFIED of the institution of this action by the Plaintiff against you seeking to foreclose the Note and Mortgage encumbering the described property and the decreeing of a sale of the property under the direction of the court in default of the payment of the amount found to be due the Plaintiff under the Note and Mortgage, and for other, further and general relief set forth in the Complaint.

Prepared by: Magdalene Williams
Return to:
Consulting Group, LLC
P.O. Box 521052
Longwood, Florida 32752

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 05837 Pgs 1296 - 1297 (2pgs)
CLERK'S # 2007143902
RECORDED 10/09/2007 08:42:46 AM
DEED DOC TAX 0.70
RECORDING FEES 18.50
RECORDED BY L McKinley

WARRANTY DEED TO TRUST

The Grantor(s) Magdalene Williams, A single woman, of the County of Seminole and the State of Florida for and in consideration of \$10.00, and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of Section 689.071 Florida Statutes:

Unto 2013 Vanderbilt Point Trust /Consulting Group, LLC as Trustee (mail taxes to P.O. Box 521052, Longwood, Florida 32752) and not personally under the provisions of a trust agreement dated the 10th day of August, 2007, known as Trust Number 2013 Vanderbilt Point, State of Florida to wit:

LOT 80, THE ESTATES AT SPRING LANDING, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGES 74 AND 75, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA:

THE PROPERTY BEING CONVEYED IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

Together with all the tenements, hereditaments, and appurtenances thereto, belonging or in anywise appertaining.

To Have and to Hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter. In addition, the trustee is granted all the powers under Florida Statutes, Section 689.071.

In No Case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof,

IN THE CIRCUIT COURT OF THE 18TH JUDICIAL
CIRCUIT, IN AND FOR SEMINOLE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 07-CA-1494-14

THE BANK OF NEW YORK TRUST
COMPANY, N.A. AS SUCCESSOR TO
JPMORGAN CHASE BANK, N.A., AS
TRUSTEE

PLAINTIFF
VS.

MAGDALENE WILLIAMS; UNKNOWN
SPOUSE OF MAGDALENE WILLIAMS, IF
ANY; ANY AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH, UNDER, AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S) WHO ARE
NOT KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PARTIES MAY
CLAIM AN INTEREST AS SPOUSES, HEIRS,
DEVEISEES, GRANTEES OR OTHER
CLAIMANTS; THE ESTATES AT SPRINGS
LANDING HOMEOWNERS ASSOCIATION,
INC; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC; JOHN DOE
AND JANE DOE AS UNKNOWN TENANTS IN
POSSESSION,
DEFENDANT(S)

FILED IN OFFICE
MARYANNE MORSE
CLERK CIRCUIT COURT
2007 NOV 15 PM 3:12
BY SEMINOLE CO. FLA. D.C.

This space is for recording purposes only

SUMMARY FINAL JUDGMENT IN FORECLOSURE

THIS CAUSE having come to be heard on Plaintiff's Motion for Summary Final Judgment and Taxation of Attorney Fees and Costs, and upon the Affidavits filed herein, and the Court being fully advised in the premises, it is hereby ORDERED:

1. The Plaintiff's Motion for Summary Final Judgment is GRANTED.
2. There is due to the Plaintiff the following.

Principal due on the note secured by the Mortgage foreclosed:	\$613,923.00
Interest on the Note and Mortgage from February 1, 2007 to October 31, 2007	\$40,288.68
Per diem interest at \$147.17 from November 1, 2007 through November 15, 2007	\$2,060.38
Late Charges	\$1,702.72
Inspections Conducted on Property	\$67.50
COSTS:	
Filing Fee	\$257.00
Service of Process	\$520.00
Abstracting	\$325.00
Service/Mail Required by Law	\$16.50
Recording Fee	\$10.00
Title Update Charges	\$75.00

SUBTOTAL \$659,245.78

Attorney's fees based upon 9 hours at \$150.00 per hour in the amount of:

\$1,350.00

TOTAL \$660,595.78

THE BANK OF NEW YORK TRUST COMPANY, N.A, AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE vs.
MAGDALENE WILLIAMS, ET AL
CASE NO: 07-CA-1494-14

A lien is held by the Plaintiff whose address is C/O HOMECOMINGS FINANCIAL, LLC, ONE
MERIDIAN CROSSING, SUITE 100, MINNEAPOLIS, MN 55423 for the total of the Final Judgment
sum specified in the preceding paragraph, plus interest thereon. The lien of the Plaintiff is superior in
dignity to any right, title, interest or claim of the Defendants and all persons, firms or corporations claiming
by, through, or under the Defendants or any of them and the property will be sold free and clear of all
claims of the Defendants. The lien encumbers the following described property in SEMINOLE County,
Florida, to-wit:

LOT 89, THE ESTATES AT SPRINGS LANDING, ACCORDING TO MAP OR PLAT
THEREOF AS RECORDED IN PLAT BOOK 29, PAGES 74 AND 75 PUBLIC
RECORDS OF SEMINOLE COUNTY, FLORIDA.

4. If the total sum due to the Plaintiff as set forth in Paragraph 2, plus interest at the statutory rate in effect at the time of the entry of this judgment, which rate shall remain the same until the judgment is paid, and all costs of this proceeding incurred subsequent to the date of this Judgment are not paid to Plaintiff, the Clerk of this Court shall sell the property described in Paragraph 3 in accordance with the terms of Paragraph 6.
5. The Plaintiff shall advance the cost of publishing the Notice of Sale and the Clerk's fee for it and shall be reimbursed by the Clerk out of the proceeds of the sale of the property described in Paragraph 3 if the Plaintiff does not become the purchaser of the property at the sale.
6. The Clerk of this Court shall sell the property described in Paragraph 3 at public sale at 11:00 a.m., on the 15 day of January, 2008, a date that shall not be less than 20 days or more than 35 days after the date of entry of this judgment, to the highest and best bidder or bidders for cash at Room S-201 of the Courthouse of the SEMINOLE County Courthouse located at 301 North Park Avenue, Room N-104, in Sanford, Florida, after having first given notice as required by Section 45.031, Florida Statutes. Any purchaser other than the Plaintiff shall pay all service charges assessed by the Clerk of the Circuit Court pursuant to Florida Statute 28.24 together with proper documentary stamps to be affixed to the Certificate of Title.
7. The Plaintiff may be the bidder for, and purchaser of, the property described in Paragraph 3. If the Plaintiff is the purchaser of the property at the sale, the Clerk shall credit the bid of the Plaintiff with the total sum found to be due to the Plaintiff for such portion thereof as may be necessary to pay fully the bid of the Plaintiff. If, subsequent to the date of the Plaintiff's affidavit of indebtedness and prior to the sale contemplated in paragraph 6 hereof, the Plaintiff is required to advance any monies to protect its mortgage lien, then Plaintiff or its attorneys shall so certify to the clerk of this court, and the amount found due to the Plaintiff shall be increased by the amount of such advances without further order of the Court.
8. Upon the confirmation of the sale of the property by the clerk filing the Certificate of Sale, any and all persons claiming by, through, and under them since the date of the filing of the Notice of Lis Pendens, are forever barred and foreclosed of and from all right, title, interest, claim or demand of any kind or nature whatsoever in and to the property.
9. Upon the filing of the Certificate of Title, the Clerk shall make distribution of the proceeds from the sale in the following order and in the amounts due under each of the following subparagraphs:
 - a. All costs and expenses of these proceedings subsequent to the entry of the Summary Final Judgment of Foreclosure, including the cost of publishing the Notice of Sale and the Clerk's fee for making the sale, unless the Plaintiff, having already paid for these two items of cost, is the purchaser at the sale, the cost of the State documentary stamps affixed to the Certificate of Title based on the amount bid for the property, plus the costs, if paid by purchaser.
 - b. The total sum found to be due to the Plaintiff in Paragraph 2, plus interest at the statutory rate in effect at the time of entry of this judgment, which interest shall remain the same until the judgment is paid.

THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE vs.
MAGDALENE WILLIAMS, ET AL
CASE NO: 07-CA-1494-14

- The balance of the proceeds of the sale in excess of the amounts paid under Paragraphs 10(a) and 10(b) shall be retained by the Clerk of this Court pending further order of this Court.
- Upon the filing of the Certificate of Title, the purchaser at the sale, his/her representatives or assigns shall be let into possession of the property forthwith.
11. The Court retains jurisdiction of this cause and the parties to enter further orders as are proper, including deficiency judgments, if permissible. Any such deficiency judgment may be sought only against the makers of the note.
 12. If the Plaintiff is the purchaser at the sale, the Plaintiff, their heirs, representatives, successors or assigns, shall be placed in immediate possession of the aforescribed premises. In the event the Defendants fail to vacate the premises within ten (10) days of the date of the foreclosure sale, the Clerk of the Court is directed to issue a Writ of Possession to the Plaintiff and/or purchaser, their heirs, representatives, successors, or assigns, without the necessity of any further order from this Court for the premises located at 2013 VANDERBILT PT, LONGWOOD, FL 32779.
 13. In the event the Plaintiff is contractually obligated to pay its attorneys an amount less than the amount of reasonable fees awarded by the Court above in paragraph 2, the Defendant borrower shall have the right to pay that lesser amount for attorneys fees in the event the Defendant borrower has the right to reinstate the loan prior to the sale under the loan documents or in the event the Defendant borrower tenders full payoff of the loan to the Plaintiff prior to the filing of the Certificate of Sale by the Clerk.
 14. The court finds that the number of hours expended and the hourly rate charged by the Plaintiff's counsel as set forth in Paragraph 2 are reasonable. The Court further finds that there are no reduction or enhancement factors for consideration by the court pursuant to Florida Patient's Compensation Fund v. Rowe, 472 So. 2d 1145 (Fla. 1985).
 15. Should this property be sold to a third party, the Clerk of Court is hereby directed to make the check for the amount due to the Plaintiff pursuant to paragraph 10 above payable to **David J. Stern, P.A. Trust Account**.
 16. In the event the instant case is dismissed by the Plaintiff, the Clerk of Court is hereby directed to release any original documents filed with the Court to counsel of record for Plaintiff.

NOTICE PURSUANT TO FLORIDA STATUTES § 45.031

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU

ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT FOR SEMINOLE COUNTY, TELEPHONE NUMBER 407-665-4378, 301 NORTH PARK AVENUE, ROOM N-104, SANFORD, FLORIDA 32771 WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT SEMINOLE COUNTY BAR ASSOCIATION LEGAL AID SOCIETY, INC., 407-834-1660, TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT SEMINOLE COUNTY BAR ASSOCIATION LEGAL AID SOCIETY, INC. FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

Done **DONE and ORDERED** in open court at Sanford, SEMINOLE County, Florida, this 15th day of March, 2007.

James E. C. Perry
James E. C. Perry, Circuit Judge

Copies furnished to:
LAW OFFICES OF DAVID J. STERN, P.A.
801 S. UNIVERSITY DRIVE, STE 500
PLANTATION, FL 33324

MAGDALENE WILLIAMS
P.O. BOX 521052
LONGWOOD, FL 32752

AND

2013 VANDERBILT
LONGWOOD, FL 32779

NGOZI C. ACHOLONU, ESQ.
ATTORNEY FOR THE ESTATES AT SPRINGS LANDING HOMEOWNERS ASSOCIATION, INC
850 CONOURSE PARKWAY SOUTH, SUITE 105
MAITLAND, FL 32751

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
C/O CORPORATE COUNSEL
1595 SPRING HILL ROAD, STE 310
VIENNA VA 22182

JOHN DOE N/K/A HUGHVEN MAGCHEN
2013 VANDERBILT PT
LONGWOOD, FL 32779

07-88184(HCNW)

Presented By
VANESSA REESE
Consulting Group, LLC
P.O. Box 521052
Longwood, FL 32752

MARYANNE NURSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 07109 Pg 05401 (1pg)
CLERK'S # 2008140466
RECORDED 12/23/2008 08:26:38 AM
DEED DOC TAX 0.70
RECORDING FEES 10.00
RECORDED BY L McKinley

Property Appraisers Parcel Identification Number(s): 35-20-29-5GZ-0000000000

This Trustee's Quit-Claim Deed, Executed this 22nd day of December, 2008 by 2013 Vanderbilt Pt Trust/Consulting Group, LLC as Trustee and not personally under the provisions of a trust agreement dated the 10th day of August, 2007, known as Trust Number 2013 Vanderbilt Pt. Whose post office address is P.O. Box 521052, Longwood, FL 32752, first part to Magdalene Williams, whose post office address is 13003 Falcon Ridge Drive, Orlando, FL 32828, second party:

(Whoever used herein the terms "first part" and "second part" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first part, for and in consideration of the sum \$10.00, in hand paid by the said second part, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Seminole, State of Florida, to wit:

Lot 80, The Estates at Spring Landing, According to map or Plat thereof as Recorded in Plat Book 29, Pages 74 and 75, Public Records of Seminole County, Florida

To Have and to Hold, The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Vanessa Reese
Signature
Vanessa Reese
Print Name
Cindy Patino
Signature
Cindy Patino
Print Name

2013 Vanderbilt Pt Trust/Consulting Group, LLC as Trustee

By: *Kimberlee Frank*, Trustee
Consulting Group, LLC as Trustee
Kimberlee Frank
P.O. Box 521052
Longwood, FL 32752

STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 22nd day of DECEMBER, 2008 by Kimberlee Frank, of Consulting Group, LLC who is personally known to me or who produced a valid driver license as identification and who did not take an oath.

Vanessa Gidget Reese
Notary Public-Vanessa Gidget Reese
My Commission Expires:

(SEAL)



IN THE CIRCUIT COURT OF THE 18TH JUDICIAL
CIRCUIT, IN AND FOR SEMINOLE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 07-CA-1494-14

THE BANK OF NEW YORK TRUST
COMPANY, N.A. AS SUCCESSOR TO
JPMORGAN CHASE BANK, N.A., AS
TRUSTEE

PLAINTIFF

VS.

MAGDALENE WILLIAMS; UNKNOWN
SPOUSE OR MAGDALENE WILLIAMS, IF
ANY; ANY AND ALL UNKNOWN PARTIES
CLAIMING BY THROUGH, UNDER, AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S) WHO ARE
NOT KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PARTIES MAY
CLAIM AN INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES OR OTHER
CLAIMANTS; THE ESTATES AT SPRINGS
LANDING HOMEOWNERS ASSOCIATION,
INC; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC; JOHN DOE
AND JANE DOE AS UNKNOWN TENANTS IN
POSSESSION

DEFENDANT(S)

09 AUG 11 AM 8:56
SEMINOLE CO. FLA
BY D.C.
CLERK CIRCUIT COURT

This space is for recording purposes only

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that (s)he executed and filed a Certificate of Sale in this action
on July 30, 2009 for the property described herein and that no objections to the sale have been
filed within the time allowed for filing objections.

The following property in SEMINOLE County, Florida,:
**LOT 80, THE ESTATES AT SPRINGS LANDING, ACCORDING TO MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 29, PAGES 74 AND 75 PUBLIC RECORDS OF SEMINOLE COUNTY,
FLORIDA.**

was sold to GIBRALTAR REAL ESTATE & INVESTMENTS INC 50% and EAGLE PROPERTY
ACQUISITIONS INC 50%
280 Ronald Reagan Blvd Suite 115
Longwood, FL 32750

WITNESS my hand and the seal of this Court on August 11, 2009

(SEAL)

Maryanne Morse
Clerk of Circuit Court

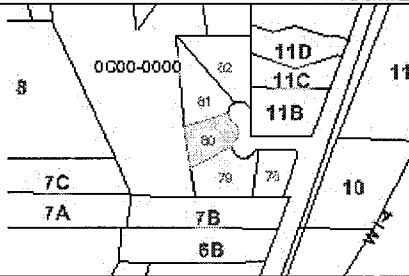
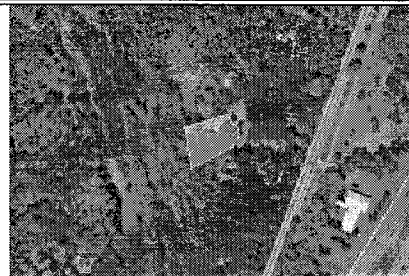
BY: *[Signature]*
Deputy Clerk

This document prepared by:

THE LAW OFFICES OF DAVID J. STERN, P.A.
801 S. University Drive Suite 500
Plantation, FL 33324
07-88184(HCNW)

MARYANNE MORSE, CLERK OF CIRCUIT COURT SEMINOLE COUNTY, CFN 2009089304 BK 07238 Pg 0860: (1Pg) RECD 08/12/2009 10:20:56 AM
REC FEES 0.00 DEED DOC & LIT. RECD BY J. Eckhardt



PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508																																																											
GENERAL Parcel Id: 35-20-29-5GZ-0000-0800 Owner: CONSULTING GROUP LLC TRUSTEE Own/Addr: FBO Mailing Address: PO BOX 521052 City, State, Zip Code: LONGWOOD FL 32752 Property Address: 2013 VANDERBILT PT LONGWOOD 32779 Subdivision Name: SPRINGS LANDING THE ESTATES AT Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 01-SINGLE FAMILY		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="3">VALUE SUMMARY</th></tr> <tr> <th>VALUES</th><th>2008 Working</th><th>2007 Certified</th></tr> <tr> <td>Value Method</td><td>Market</td><td>Market</td></tr> <tr> <td>Number of Buildings</td><td>1</td><td>1</td></tr> <tr> <td>Depreciated Bldg Value</td><td>\$394,966</td><td>\$417,073</td></tr> <tr> <td>Depreciated EXFT Value</td><td>\$17,560</td><td>\$18,322</td></tr> <tr> <td>Land Value (Market)</td><td>\$150,000</td><td>\$150,000</td></tr> <tr> <td>Land Value Ag</td><td>\$0</td><td>\$0</td></tr> <tr> <td>Just/Market Value</td><td>\$562,526</td><td>\$585,395</td></tr> <tr> <td>Portability Adj</td><td>\$0</td><td>\$0</td></tr> <tr> <td>Save Our Homes Adj</td><td>\$0</td><td>\$0</td></tr> <tr> <td>Assessed Value (SOH)</td><td>\$562,526</td><td>\$585,395</td></tr> <tr> <td colspan="3">Tax Estimator</td></tr> <tr> <td colspan="3">Portability Calculator</td></tr> </table>	VALUE SUMMARY			VALUES	2008 Working	2007 Certified	Value Method	Market	Market	Number of Buildings	1	1	Depreciated Bldg Value	\$394,966	\$417,073	Depreciated EXFT Value	\$17,560	\$18,322	Land Value (Market)	\$150,000	\$150,000	Land Value Ag	\$0	\$0	Just/Market Value	\$562,526	\$585,395	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$562,526	\$585,395	Tax Estimator			Portability Calculator																	
VALUE SUMMARY																																																											
VALUES	2008 Working	2007 Certified																																																									
Value Method	Market	Market																																																									
Number of Buildings	1	1																																																									
Depreciated Bldg Value	\$394,966	\$417,073																																																									
Depreciated EXFT Value	\$17,560	\$18,322																																																									
Land Value (Market)	\$150,000	\$150,000																																																									
Land Value Ag	\$0	\$0																																																									
Just/Market Value	\$562,526	\$585,395																																																									
Portability Adj	\$0	\$0																																																									
Save Our Homes Adj	\$0	\$0																																																									
Assessed Value (SOH)	\$562,526	\$585,395																																																									
Tax Estimator																																																											
Portability Calculator																																																											
2008 Taxes and Taxable Value Estimate																																																											
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Taxing Authority</th><th>Assessment Value</th><th>Exempt Values</th><th>Taxable Value</th><th>Millage</th><th>Taxes</th></tr> </thead> <tbody> <tr> <td>County General Fund</td><td>\$562,526</td><td>\$0</td><td>\$562,526</td><td>4.3578</td><td>\$2,451.38</td></tr> <tr> <td>Schools</td><td>\$562,526</td><td>\$0</td><td>\$562,526</td><td>7.4130</td><td>\$4,170.01</td></tr> <tr> <td>Fire</td><td>\$562,526</td><td>\$0</td><td>\$562,526</td><td>2.3299</td><td>\$1,310.63</td></tr> <tr> <td>Road District</td><td>\$562,526</td><td>\$0</td><td>\$562,526</td><td>.1068</td><td>\$60.08</td></tr> <tr> <td>SJWM(Saint Johns Water Management)</td><td>\$562,526</td><td>\$0</td><td>\$562,526</td><td>.4158</td><td>\$233.90</td></tr> <tr> <td>County Bonds</td><td>\$562,526</td><td>\$0</td><td>\$562,526</td><td>.1451</td><td>\$81.62</td></tr> <tr> <td>Total</td><td></td><td></td><td></td><td>14.7684</td><td>\$8,307.62</td></tr> </tbody> </table>			Taxing Authority	Assessment Value	Exempt Values	Taxable Value	Millage	Taxes	County General Fund	\$562,526	\$0	\$562,526	4.3578	\$2,451.38	Schools	\$562,526	\$0	\$562,526	7.4130	\$4,170.01	Fire	\$562,526	\$0	\$562,526	2.3299	\$1,310.63	Road District	\$562,526	\$0	\$562,526	.1068	\$60.08	SJWM(Saint Johns Water Management)	\$562,526	\$0	\$562,526	.4158	\$233.90	County Bonds	\$562,526	\$0	\$562,526	.1451	\$81.62	Total				14.7684	\$8,307.62									
Taxing Authority	Assessment Value	Exempt Values	Taxable Value	Millage	Taxes																																																						
County General Fund	\$562,526	\$0	\$562,526	4.3578	\$2,451.38																																																						
Schools	\$562,526	\$0	\$562,526	7.4130	\$4,170.01																																																						
Fire	\$562,526	\$0	\$562,526	2.3299	\$1,310.63																																																						
Road District	\$562,526	\$0	\$562,526	.1068	\$60.08																																																						
SJWM(Saint Johns Water Management)	\$562,526	\$0	\$562,526	.4158	\$233.90																																																						
County Bonds	\$562,526	\$0	\$562,526	.1451	\$81.62																																																						
Total				14.7684	\$8,307.62																																																						
The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.																																																											
SALES <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th><th>Date</th><th>Book</th><th>Page</th><th>Amount</th><th>Vac/Imp</th><th>Qualified</th></tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td><td>08/2007</td><td>06837</td><td>1296</td><td>\$100</td><td>Improved</td><td>No</td></tr> <tr> <td>WARRANTY DEED</td><td>05/2006</td><td>06273</td><td>1475</td><td>\$773,000</td><td>Improved</td><td>Yes</td></tr> <tr> <td>WARRANTY DEED</td><td>01/2006</td><td>06095</td><td>1478</td><td>\$669,900</td><td>Improved</td><td>Yes</td></tr> <tr> <td>WARRANTY DEED</td><td>05/1997</td><td>03249</td><td>1436</td><td>\$265,000</td><td>Improved</td><td>Yes</td></tr> <tr> <td>WARRANTY DEED</td><td>01/1989</td><td>02034</td><td>0774</td><td>\$240,000</td><td>Improved</td><td>Yes</td></tr> <tr> <td>CERTIFICATE OF TITLE</td><td>09/1988</td><td>01996</td><td>0500</td><td>\$1,000</td><td>Improved</td><td>No</td></tr> <tr> <td>WARRANTY DEED</td><td>08/1985</td><td>01664</td><td>0280</td><td>\$225,000</td><td>Vacant</td><td>No</td></tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	08/2007	06837	1296	\$100	Improved	No	WARRANTY DEED	05/2006	06273	1475	\$773,000	Improved	Yes	WARRANTY DEED	01/2006	06095	1478	\$669,900	Improved	Yes	WARRANTY DEED	05/1997	03249	1436	\$265,000	Improved	Yes	WARRANTY DEED	01/1989	02034	0774	\$240,000	Improved	Yes	CERTIFICATE OF TITLE	09/1988	01996	0500	\$1,000	Improved	No	WARRANTY DEED	08/1985	01664	0280	\$225,000	Vacant	No	2007 VALUE SUMMARY 2007 Tax Bill Amount: \$8,645 2007 Taxable Value: \$585,395 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS	
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																																																					
WARRANTY DEED	08/2007	06837	1296	\$100	Improved	No																																																					
WARRANTY DEED	05/2006	06273	1475	\$773,000	Improved	Yes																																																					
WARRANTY DEED	01/2006	06095	1478	\$669,900	Improved	Yes																																																					
WARRANTY DEED	05/1997	03249	1436	\$265,000	Improved	Yes																																																					
WARRANTY DEED	01/1989	02034	0774	\$240,000	Improved	Yes																																																					
CERTIFICATE OF TITLE	09/1988	01996	0500	\$1,000	Improved	No																																																					
WARRANTY DEED	08/1985	01664	0280	\$225,000	Vacant	No																																																					
LAND <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Land Assess Method</th><th>Frontage</th><th>Depth</th><th>Land Units</th><th>Unit Price</th><th>Land Value</th></tr> </thead> <tbody> <tr> <td>LOT</td><td>0</td><td>0</td><td>1.000</td><td>150,000.00</td><td>\$150,000</td></tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	150,000.00	\$150,000	LEGAL DESCRIPTION PLATS: <input type="button" value="Pick..."/> LEG LOT 80 THE ESTATES AT SPRINGS LANDING PB 29 PGS 74 & 75																																													
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																																						
LOT	0	0	1.000	150,000.00	\$150,000																																																						
BUILDING INFORMATION																																																											
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Bld Num</th><th>Bld Type</th><th>Year Blt</th><th>Fixtures</th><th>Base SF</th><th>Gross SF</th><th>Living SF</th><th>Ext Wall</th><th>Bld Value</th><th>Est. Cost New</th></tr> </thead> <tbody> <tr> <td>1</td><td>SINGLE FAMILY</td><td>1986</td><td>10</td><td>1,731</td><td>4,068</td><td>3,186</td><td>WD/STUCCO FINISH</td><td>\$394,966</td><td>\$431,657</td></tr> </tbody> </table>				Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New	1	SINGLE FAMILY	1986	10	1,731	4,068	3,186	WD/STUCCO FINISH	\$394,966	\$431,657																																				
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New																																																		
1	SINGLE FAMILY	1986	10	1,731	4,068	3,186	WD/STUCCO FINISH	\$394,966	\$431,657																																																		
Building Sketch Appendage / Sqft Appendage / Sqft Appendage / Sqft Appendage / Sqft		BASE SEMI FINISHED / 238 OPEN PORCH FINISHED / 96 GARAGE FINISHED / 786 UPPER STORY FINISHED / 1217																																																									

PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506																																																																								
GENERAL Parcel Id: 35-20-29-5GZ-0000-0800 Owner: GIBALTAR REAL EST & INV INC & Own/Addr: EAGLE PROP ACQUISITIONS INC Mailing Address: 280 RONALD REAGAN BLVD STE 115 City,State,ZipCode: LONGWOOD FL 32750 Property Address: 2013 VANDERBILT PT LONGWOOD 32779 Subdivision Name: SPRINGS LANDING THE ESTATES AT Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 01-SINGLE FAMILY		VALUE SUMMARY <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2010 Working</th> <th style="text-align: center;">2009 Certified</th> </tr> <tr> <td style="text-align: center;">Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: right;">\$279,430</td> <td style="text-align: right;">\$305,173</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: right;">\$16,036</td> <td style="text-align: right;">\$16,797</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: right;">\$90,000</td> <td style="text-align: right;">\$90,000</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: right;">\$385,466</td> <td style="text-align: right;">\$411,970</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: right;">\$385,466</td> <td style="text-align: right;">\$411,970</td> </tr> </table> <p style="text-align: center;">Tax Estimator</p>	VALUES	2010 Working	2009 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$279,430	\$305,173	Depreciated EXFT Value	\$16,036	\$16,797	Land Value (Market)	\$90,000	\$90,000	Land Value Ag	\$0	\$0	Just/Market Value	\$385,466	\$411,970	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$385,466	\$411,970																																					
VALUES	2010 Working	2009 Certified																																																																						
Value Method	Cost/Market	Cost/Market																																																																						
Number of Buildings	1	1																																																																						
Depreciated Bldg Value	\$279,430	\$305,173																																																																						
Depreciated EXFT Value	\$16,036	\$16,797																																																																						
Land Value (Market)	\$90,000	\$90,000																																																																						
Land Value Ag	\$0	\$0																																																																						
Just/Market Value	\$385,466	\$411,970																																																																						
Portability Adj	\$0	\$0																																																																						
Save Our Homes Adj	\$0	\$0																																																																						
Assessed Value (SOH)	\$385,466	\$411,970																																																																						
SALES <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>CERTIFICATE OF TITLE</td> <td>08/2009</td> <td>07238</td> <td>0660</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>TRUSTEE DEED</td> <td>12/2008</td> <td>07109</td> <td>0540</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/2007</td> <td>06837</td> <td>1296</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>05/2006</td> <td>06273</td> <td>1475</td> <td>\$773,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/2006</td> <td>06095</td> <td>1478</td> <td>\$669,900</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>05/1997</td> <td>03249</td> <td>1436</td> <td>\$265,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1989</td> <td>02034</td> <td>0774</td> <td>\$240,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>09/1988</td> <td>01996</td> <td>0500</td> <td>\$1,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/1985</td> <td>01664</td> <td>0280</td> <td>\$225,000</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	CERTIFICATE OF TITLE	08/2009	07238	0660	\$100	Improved	No	TRUSTEE DEED	12/2008	07109	0540	\$100	Improved	No	WARRANTY DEED	08/2007	06837	1296	\$100	Improved	No	WARRANTY DEED	05/2006	06273	1475	\$773,000	Improved	Yes	WARRANTY DEED	01/2006	06095	1478	\$669,900	Improved	Yes	WARRANTY DEED	05/1997	03249	1436	\$265,000	Improved	Yes	WARRANTY DEED	01/1989	02034	0774	\$240,000	Improved	Yes	CERTIFICATE OF TITLE	09/1988	01996	0500	\$1,000	Improved	No	WARRANTY DEED	08/1985	01664	0280	\$225,000	Vacant	No	2009 VALUE SUMMARY 2009 Tax Bill Amount: \$6,437 2009 Certified Taxable Value and Taxes DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																																																																		
CERTIFICATE OF TITLE	08/2009	07238	0660	\$100	Improved	No																																																																		
TRUSTEE DEED	12/2008	07109	0540	\$100	Improved	No																																																																		
WARRANTY DEED	08/2007	06837	1296	\$100	Improved	No																																																																		
WARRANTY DEED	05/2006	06273	1475	\$773,000	Improved	Yes																																																																		
WARRANTY DEED	01/2006	06095	1478	\$669,900	Improved	Yes																																																																		
WARRANTY DEED	05/1997	03249	1436	\$265,000	Improved	Yes																																																																		
WARRANTY DEED	01/1989	02034	0774	\$240,000	Improved	Yes																																																																		
CERTIFICATE OF TITLE	09/1988	01996	0500	\$1,000	Improved	No																																																																		
WARRANTY DEED	08/1985	01664	0280	\$225,000	Vacant	No																																																																		
LAND <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>LOT</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">1.000</td> <td style="text-align: right;">90,000.00</td> <td style="text-align: right;">\$90,000</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	90,000.00	\$90,000	LEGAL DESCRIPTION PLATS: <input type="text" value="Pick..."/> LEG LOT 80 THE ESTATES AT SPRINGS LANDING PB 29 PGS 74 & 75																																																										
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																																																			
LOT	0	0	1.000	90,000.00	\$90,000																																																																			
BUILDING INFORMATION																																																																								
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New																																																															
1	SINGLE FAMILY	1986	10	1,731	4,068	3,186	WD/STUCCO FINISH	\$279,430	\$308,762																																																															
Appendage / Sqft		BASE SEMI FINISHED / 238																																																																						
Appendage / Sqft		OPEN PORCH FINISHED / 96																																																																						
Appendage / Sqft		GARAGE FINISHED / 786																																																																						
Appendage / Sqft		UPPER STORY FINISHED / 1217																																																																						
NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished																																																																								
Permits																																																																								
EXTRA FEATURE																																																																								
Description				Year Blt	Units	EXFT Value	Est. Cost New																																																																	
FIREPLACE				1986	1	\$1,200	\$3,000																																																																	

**PARTIAL RELEASE OF LIEN
AS TO PARTICULAR PARCEL**

THIS instrument disclaims and releases the lien imposed by the Order Finding Non-Compliance and Imposing Fine/Lien, issued by the Seminole County Code Enforcement Board in Case No. 08-145-CEB, filed against CONSUTLING GROUP, LLC, TRUSTEE and filed by and on behalf of Seminole County, on December 4, 2008, and recorded in Official Records Book 07105, Pages 1367 - 1368, of the Public Records of Seminole County, Florida, only against the following described real property:

LEG LOT 80 THE ESTATES AT SPRINGS LANDING PB 29 PGS 74 & 75

THIS RELEASE OF LIEN DOES NOT DISCHARGE SEMINOLE COUNTY'S CLAIM OF LIEN UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY CONSUTLING GROUP, LLC, TRUSTEE.

The undersigned is authorized to and does hereby disclaim and release the lien as to the whole of the above-described real property, and consents that the same be discharged of record.

DATED this ____ day of _____, 2009.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida

By: _____
BOB DALLARI, Chairman

Date: _____

For the use and reliance
of Seminole County only.
Approved as to form and
legal sufficiency.

As authorized for execution by the
Board of County Commissioners at their
December 8, 2009 regular meeting.

County Attorney